



CURRENT PHOTOGRAPH



KENNEY - LOMAX HOUSE

(HISTORIC PHOTOGRAPH - CIRCA 1970 - COURTESY OF MIKE MCHONE)

HISTORIC LANDMARK SUBMITTAL | 611 W. 22ND STREET

AUSTIN, TX 78705

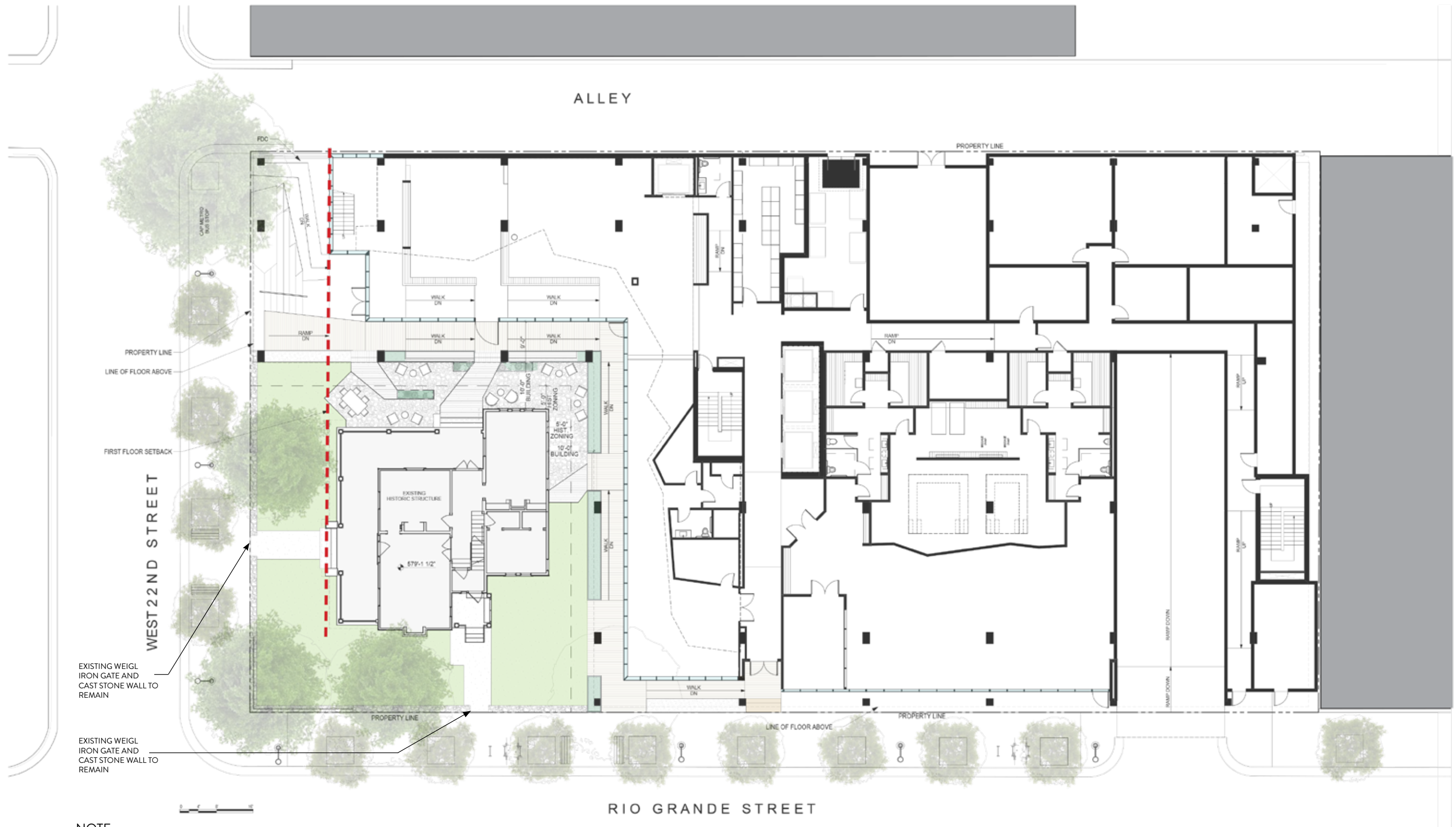
PRELIMINARY - NOT FOR CONSTRUCTION | AUGUST 27, 2018 | 1 of 15

NEIGHBORING CITY
LANDMARK PROPERTIES



PROJECT SITE





NOTE:
THREE EXISTING WEIGL IRON GATES FROM THE EAST
SIDE OF PROPERTY TO BE REUSED ON SITE.



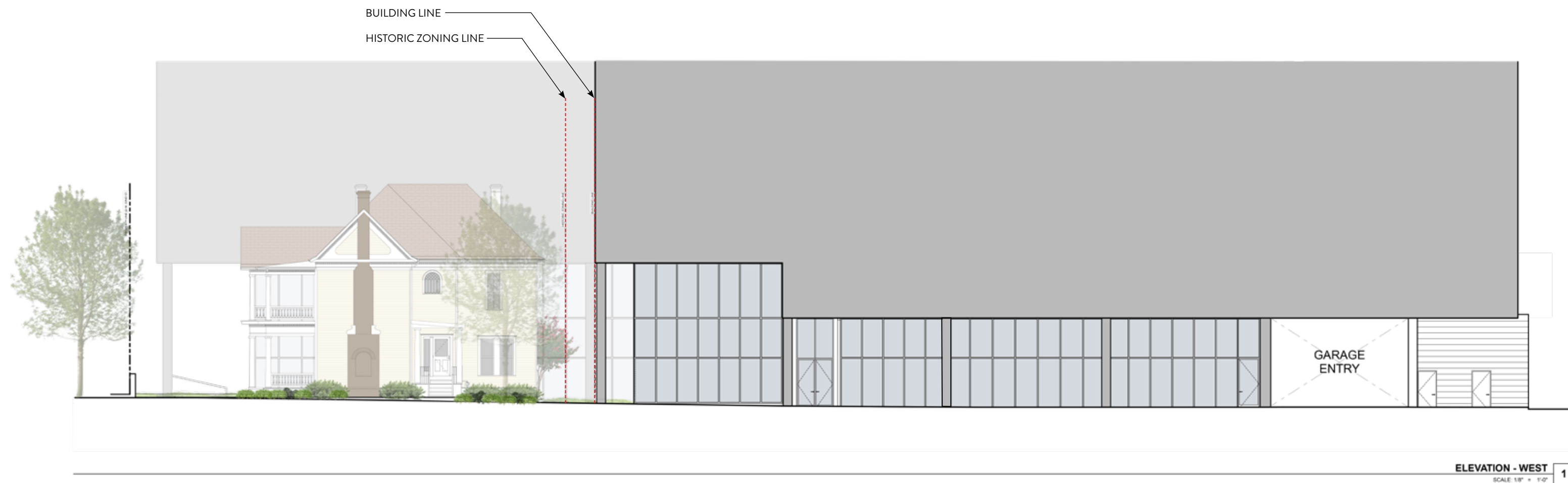


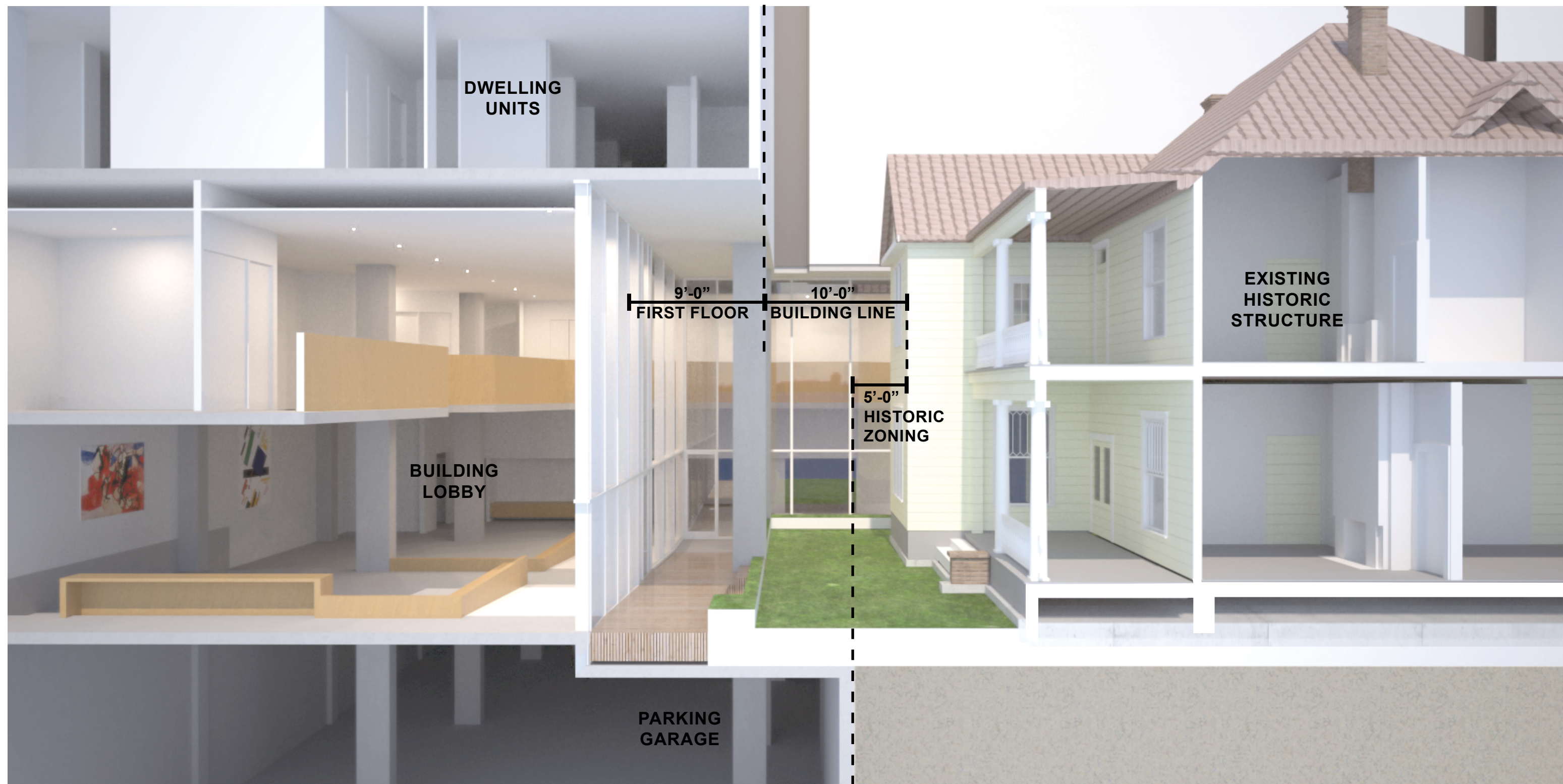




EXISTING VIEW











2 WEST ELEVATION - RIO GRANDE STREET ENTRY - PROPOSED



1 NORTH ELEVATION - 22ND STREET ENTRY - PROPOSED



2 EAST ELEVATION - PROPOSED



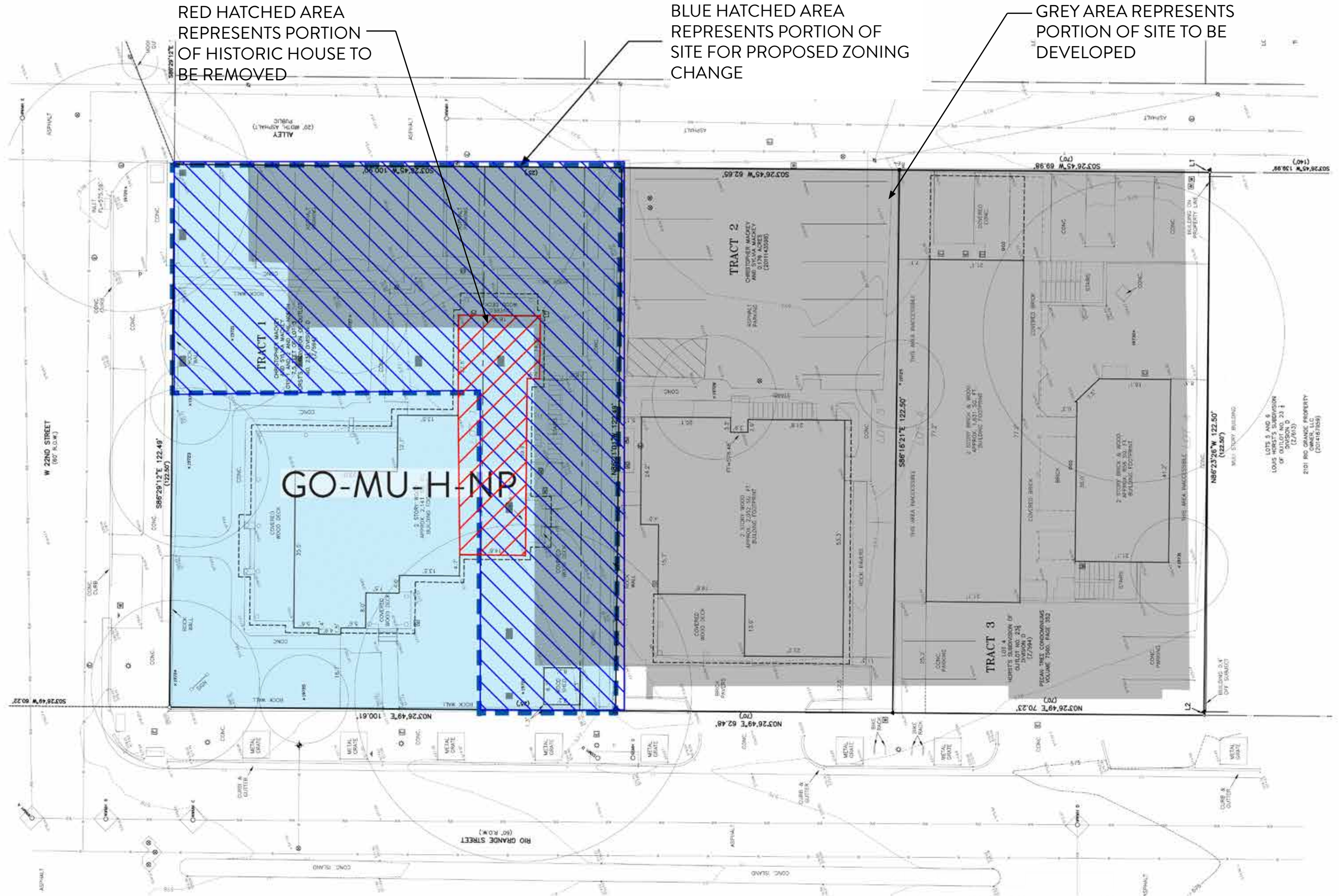
DEVELOPMENT OF SOUTH FACADE DESIGN TO BE INFORMED BY DISCOVERY DURING DEMOLITION. FINAL DESIGN TO BE PRESENTED AT LATER DATE TO CERTIFICATE OF APPROPRIATENESS COMMITTEE FOR AUSTIN HISTORIC LANDMARK COMMISSION APPROVAL.

1 SOUTH ELEVATION - PROPOSED - CONCEPT ONLY

RED HATCHED AREA
REPRESENTS PORTION
OF HISTORIC HOUSE TO
BE REMOVED

BLUE HATCHED AREA
REPRESENTS PORTION OF
SITE FOR PROPOSED ZONING
CHANGE

GREY AREA REPRESENTS
PORTION OF SITE TO BE
DEVELOPED



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.128 ACRES (APPROXIMATELY 5,581 SQ. FT.), BEING A PORTION OF LOTS 1, AND 2, LOUIS HORST'S SUBDIVISION OF OUTLOT NO. 23 1/2, DIVISION D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME Z, PAGE 594 AND VOLUME Z, PAGE 613 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO VILLA RIO, L.P., IN A GENERAL WARRANTY DEED DATED MAY 11, 2018 AND RECORDED IN DOCUMENT NO. 2018074775 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

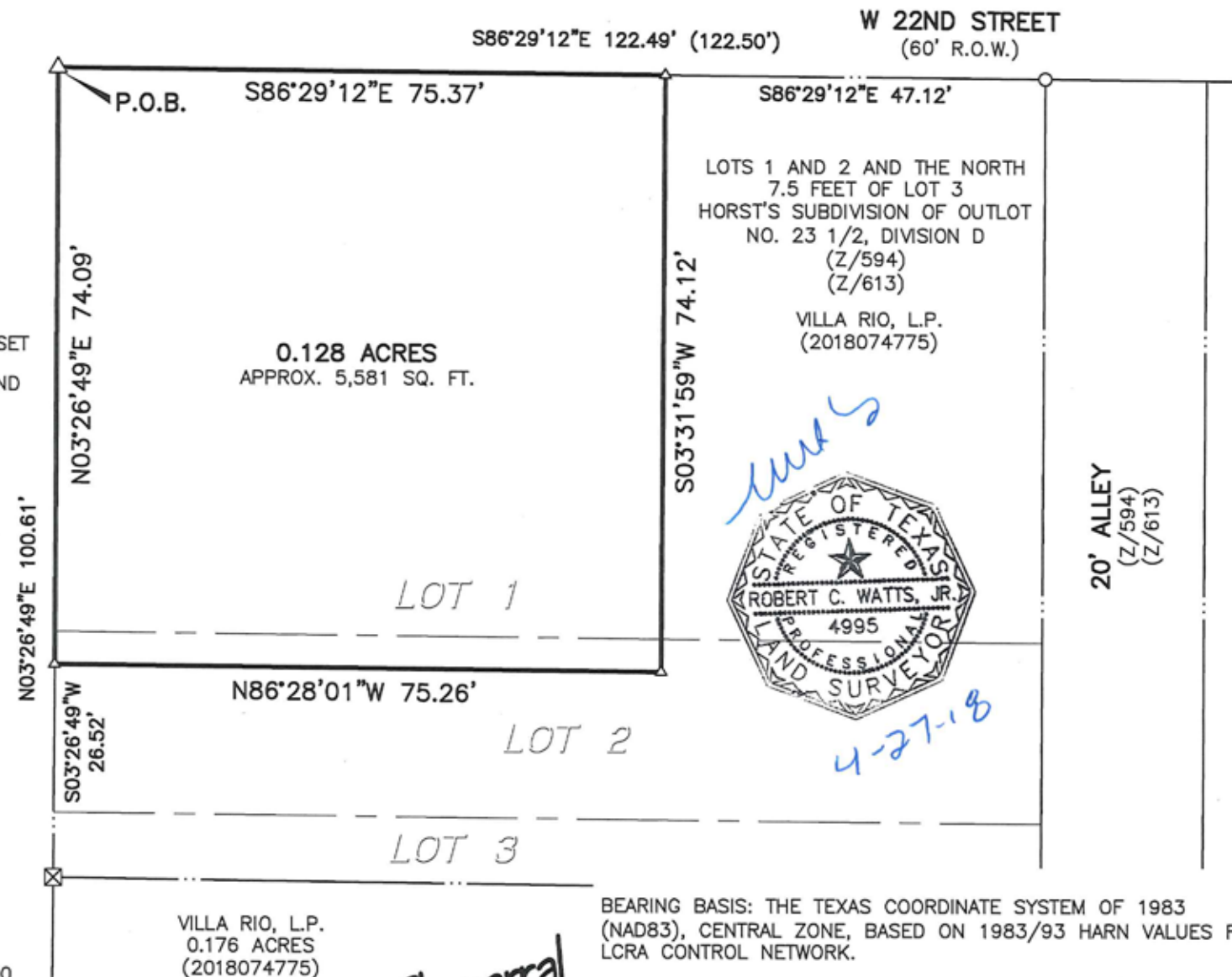


1" = 20'

LEGEND

- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- ⊗ "X" IN CONCRETE FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION

RIO GRANDE STREET
(60' R.O.W.)



DATE OF SURVEY: 04/27/18
PLOT DATE: 05/30/18
DRAWING NO.: 1265-001-Z1
PROJECT NO.: 1265-002
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: JDB

VILLA RIO, L.P.
0.176 ACRES
(2018074775)

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1265-002-Z1

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.155 ACRES (APPROXIMATELY 6,760 SQ. FT.), BEING A PORTION OF LOTS 1, 2 AND THE NORTH 7.5 FEET OF LOT 3, LOUIS HORST'S SUBDIVISION OF OUTLOT NO. 23 1/2, DIVISION D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME Z, PAGE 594 AND VOLUME Z, PAGE 613 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO VILLA RIO, L.P., IN A GENERAL WARRANTY DEED DATED MAY 11, 2018 AND RECORDED IN DOCUMENT NO. 2018074775 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



1" = 20'

LEGEND

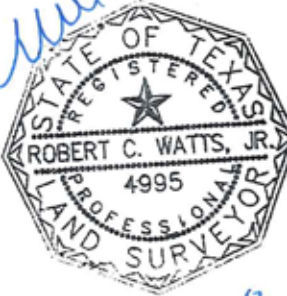
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- ⊗ "X" IN CONCRETE FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION

W 22ND STREET (60' R.O.W.) S86°29'12"E 122.49' (122.50')

N86°29'12"W 75.37'

S86°29'12"E 47.12'

N03°26'49"E 74.09'



LOTS 1 AND 2
AND THE NORTH
7.5 FEET OF
LOT 3
HORST'S
SUBDIVISION OF
OUTLOT NO. 23
1/2, DIVISION D
(Z/594)
(Z/613)

VILLA RIO, L.P.
(2018074775)

N03°31'59"E 74.12'

S03°26'45"W 100.90'

20' ALLEY
(Z/594)
(Z/613)

RIO GRANDE STREET
(60' R.O.W.)

N03°26'49"E 100.61'

N03°26'49"E
26.52'

S86°28'01"E 75.26'

LOT 1

LOT 2

LOT 3

0.155 ACRES
APPROX. 6,760 SQ. FT.

P.O.B.

N86°21'01"W 122.49'

VILLA RIO, L.P.
0.176 ACRES
(2018074775)

Chaparral

DATE OF SURVEY: 04/27/18
PLOT DATE: 05/30/18
DRAWING NO.: 1265-001-Z2
PROJECT NO.: 1265-002
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: JDB

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1265-002-Z2